



FOR SALE BY ONLINE AUCTION

AUCTION DATE:
20th August 2026 @ 2:30pm

**2 BEDROOM SEMI-DETACHED HOUSE
WITH PARKING AND SUBSTANTIAL
GARDEN SPACE**

**PRIME BUY TO LET OPPORTUNITY FOR
INVESTORS**

**LOCATED NEARBY SCHOOL AND
VARIOUS OTHER LOCAL AMENITIES**

GIA: 79.6 SQ.M (857 SQ.FT)

**Guide Price :
£80,000 - £110,000**



WHAT 3 WORDS

6 BOWHOUSE PLACE, METHILHILL, LEVEN, KY8 2DQ

CONTACT:

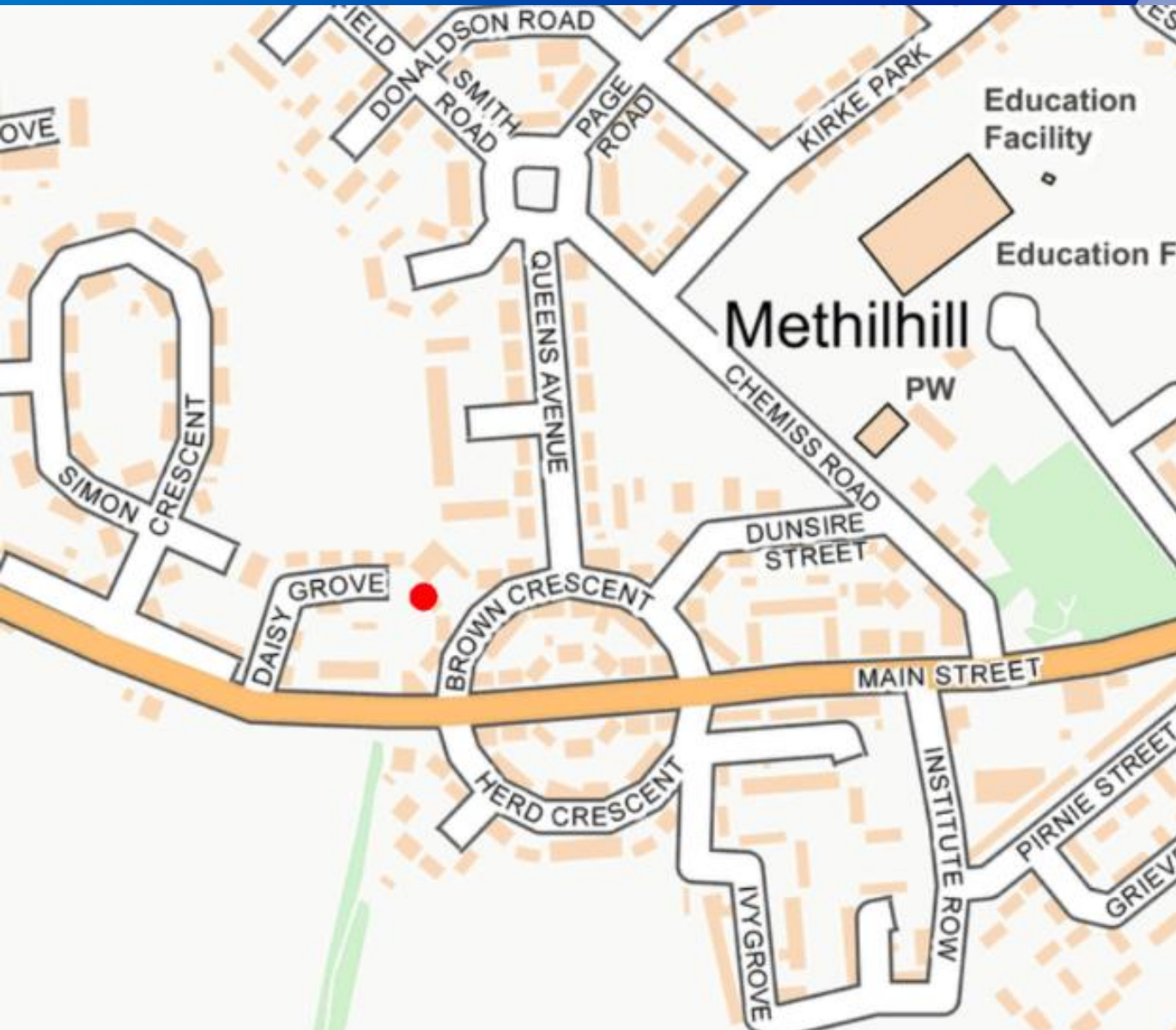
Gavin Russell g.russell@shepherd.co.uk | 01382 878005 | shepherd.co.uk
Oliver Farquharson oliver.farquharson@shepherd.co.uk





Location

6 BOWHOUSE PLACE, METHILHILL, LEVEN, KY8 2DQ



LOCATION

Methil is located on the east coast of Scotland and lies within the area known as Levenmouth.

The town has a resident population of approximately 11,000 persons. The town is well-served by a range of local amenities, including several primary schools and a secondary school.

Methil also benefits from ongoing regeneration efforts in the wider Levenmouth area, including improved transport links and investment in local infrastructure.

The property is situated within an established Local Authority residential development in Methilhill, close to a range of local amenities including shops, schools and public transport services.

The neighbouring town of Methil is within easy commuting distance and offers a wider range of retail, leisure and recreational facilities, with convenient road links to the surrounding Fife area.

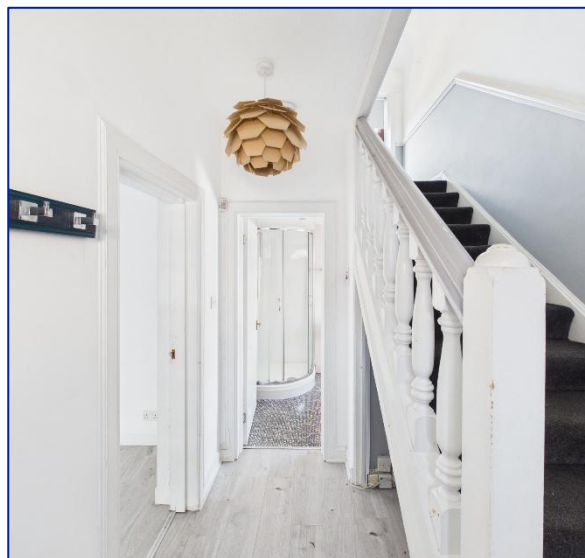
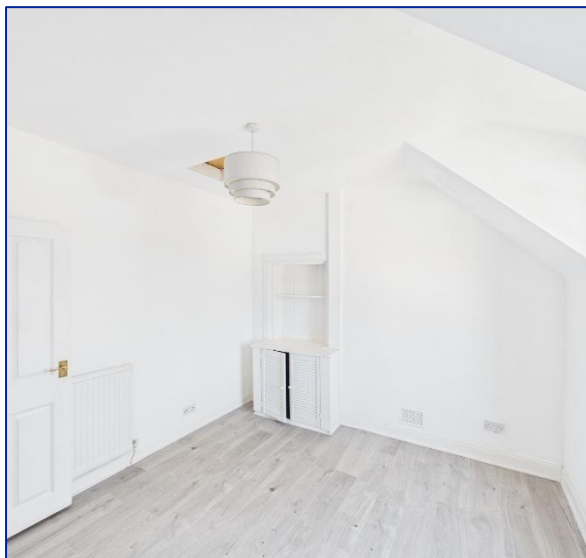


FIND ON GOOGLE MAPS



Description

6 BOWHOUSE PLACE, METHILHILL, LEVEN, KY8 2DQ



Description

An excellent opportunity to acquire this spacious two-bedroom end-terraced villa, occupying a generous plot within an established residential area of Methilhill.

Offering well-proportioned accommodation over two levels, the property represents an ideal purchase for investors, first-time buyers or owner-occupiers seeking a home with scope for cosmetic upgrading and value enhancement.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, a fitted kitchen with direct access to the rear garden, and a modern shower room.

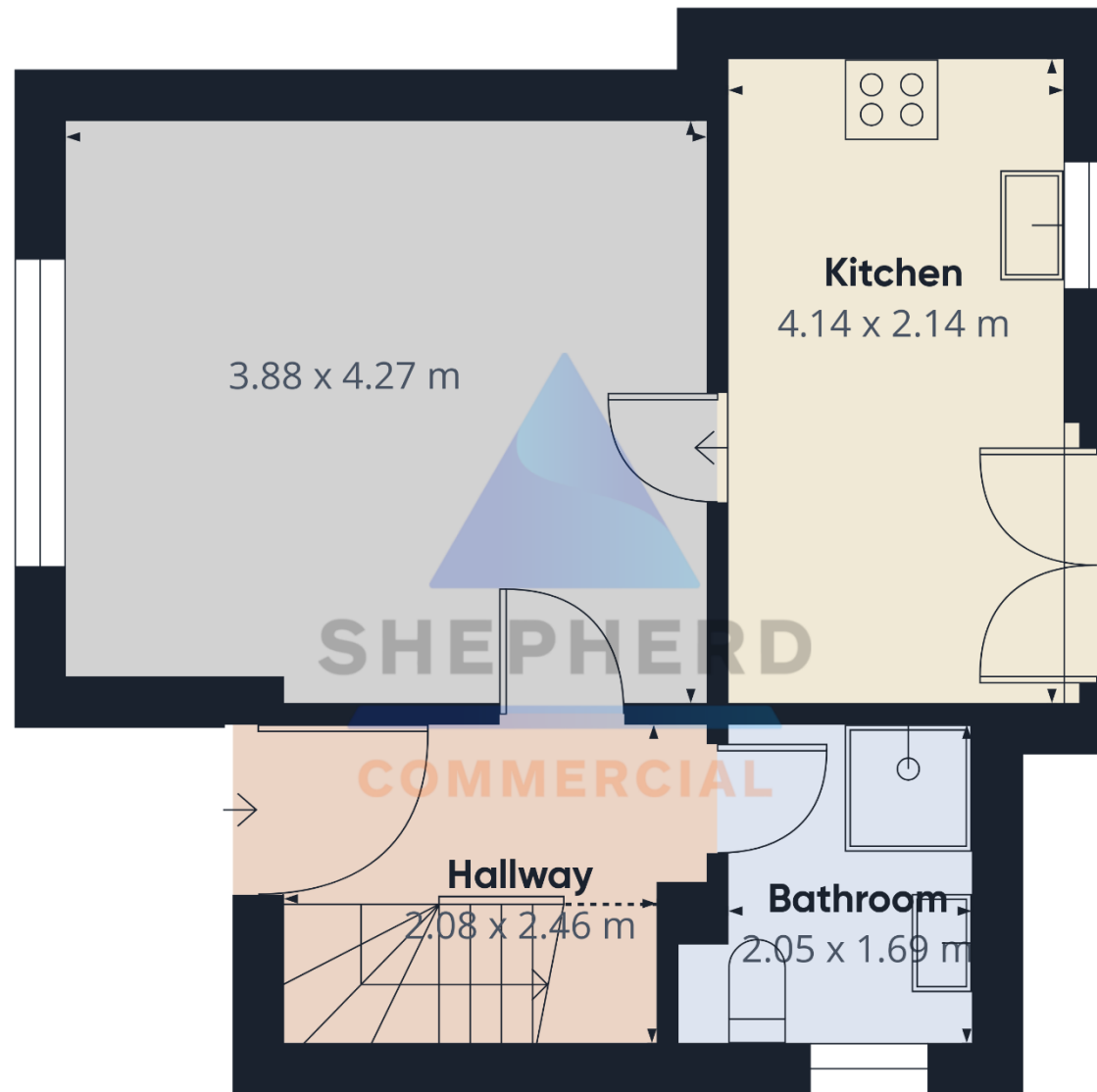
On the first floor, the property offers two generously proportioned double bedrooms together with a useful box room, suitable for use as a home office, dressing room, nursery or additional storage.

The property benefits from gas central heating and double glazing throughout. Externally, there is a private garden to the rear, and parking at the front providing ample outdoor space.



Ground Floor

6 BOWHOUSE PLACE, METHILHILL, LEVEN, KY8 2DQ

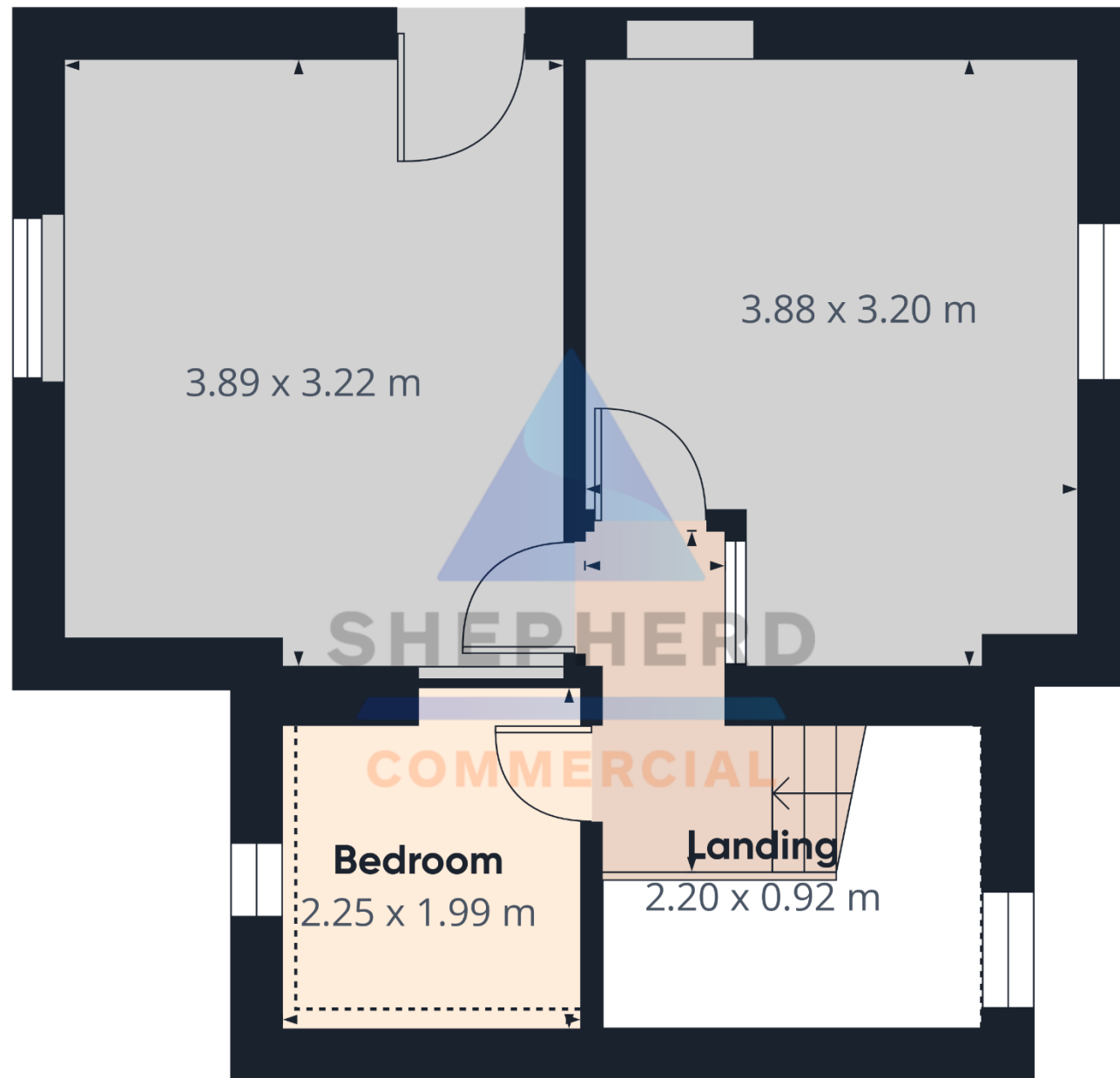


Floor 0



First Floor

6 BOWHOUSE PLACE, METHILHILL, LEVEN, KY8 2DQ





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Auction Date

The auction will be held on 20th August at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £80,000 - £110,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

There are no buyers fee with the purchase of this property.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of D (69)

A copy of the EPC is available within the legal pack.

Home Report

A copy of the home report is included within the legal pack.

Legal Pack

The legal pack is available to view online.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Oliver Farquharson

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)



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PROPERTY AUCTIONS